

MINUTES

Tuesday June 20, 2017 6:00 p.m.
Bend City Council Chambers, 710 NW Wall Street, Bend OR 97701

Voting

Commissioners:

Robin Vora	<i>Excused</i>
Janel Chapman, Secretary	<i>Excused</i>
Heidi Slaybaugh, Chair	<i>Present</i>
Jerry Sebestyen	<i>Excused</i>
Bill Olsen	<i>Present</i>

Alternate

Commissioners:

Paul Claeysens	<i>Present</i>
Jason S. Offutt	<i>Present</i>

Staff Present:

Heidi Kennedy	<i>Senior Planner-Bend</i>
Beth LaFleur	<i>Associate Planner - Bend</i>

Note: Public Presentations and Oral Testimony may be limited to five minutes.

- 1. Call to Order/ Roll Call.** Commissioner Slaybaugh called the meeting to order and conducted roll call.
- 2. General comments and questions from the public.** (Topics not on agenda).
None.

3. PUBLIC HEARING: PZ-17-0046

Applicant/Owner: Josh Bleacher Snyder

Address: 443 NW Congress Street

Request: The applicant is seeking approval to remodel the main dwelling on the property. The proposed alteration work includes moving the entry door, and a combination of adding, moving and replacing windows and French doors with new wood/clad windows and/or new insulated replica specialty windows. This application also includes the request to replace a deck off the rear of the home and to add a rear deck and railing off of the kitchen and the removal of the center brick chimney flue and installation of skylights.

A public hearing was held for PZ-17-0046. Commissioner Slaybaugh read the preliminary statement and asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-17-0046. No Commissioners had any biases or conflicts of interest to disclose. Commissioner Slaybaugh asked if there were any challenges from the audience. Hearing none, staff, Beth LaFleur, presented a brief staff report. Commissioner Olsen asked staff to give some background on the State Special Assessment Program. Commissioners Claeysens and Slaybaugh asked a couple questions of

staff. Commissioner Slaybaugh asked the applicant to come forward to discuss project next. Josh Bleecher Snyder, applicant and owner of the dwelling provided testimony. Francis Senger from Mission Building provided additional testimony. Commissioners asked several questions. The father of the owner, Snyder ?, also provided testimony in support. Mr. John McArthur, past property owner, also provided testimony in support. Commissioners asked questions of staff during closing arguments. Commissioner Slaybaugh closed the hearing after all final comments from the applicant and staff. The hearing was closed at approximately 6:55 and the Commissioners deliberated on the application request. Commissioner Slaybaugh made the following motion to approve project:

DECISION: This decision is applicable to the proposal as described in the application and does not apply to actual or existing architectural details on the dwelling that were omitted on the submitted elevation plans.

The Landmarks Commission approves the proposed alterations, to the dwelling subject to the following conditions:

Conditions of Approval:

1. The applicant shall submit a standards details checklist to the Planning Division for review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.
2. Additional details or documentation is required in order to document that several of the features that the applicant is requesting be removed and replaced with new materials are unrepairable and to document that the new materials proposed for replacement will match the original in design, color, texture and where possible, materials. The applicant shall provide additional justification for removal of remaining historic windows and French door on front elevation to the Landmarks Commission to review. Such documentation shall be submittals from window restoration specialists verifying that the condition of the windows and the ability or inability to restore rather than replace the windows. In the event the condition of the windows is beyond restoration, the applicant shall provide photo documentation of existing window detail so that new windows can be designed and verified to match.
3. The middle brick chimney shall be retained and maintained and the applicant shall submit to staff a document outlining the details of intended repair work to be done on the chimney for review and administrative approval prior to any chimney work.
4. Contingent upon Condition #2, the applicant shall provide additional information and specifications of the diamond pattern material of the leaded glass and coming replacement detail (ie whether they will be true divided or appliqué). The applicant shall submit photo documentation of the scale of the existing window detailing (existing historic profile, jamb, sash, head trim profiles inside and out, etc.) to ensure match of detail to new window design and submitted shop detail sheets (submitted at the meeting and stamped "Exhibit A").

5. Applicant shall confirm whether the screens on the French doors on front elevation are to be maintained or not.
6. The existing shutters and window boxes on the front façade of the house shall be retained and reused on same windows.
7. Window #7 on the rear façade and as depicted on sheet A04, shall be resubmitted for administrative approval for more compatible proportions and sizing.
8. Applicant shall reconsider roof shingle selection in favor of a type which is more compatible and a better representation of shake/thatch style of the historic home.
9. Applicant shall provide additional supporting evidence for the proposed design of the deck railing.
10. Applicant shall match the proposed knee brace detail on proposed decks. Detail A03.2 shall be resubmitted with photo documentation of existing knee brace detail on porch to determine if it matches the proposed knee brace detail on decks.
11. Applicant to reconsider placement of the front door and if applicant proceeds with relocation of front door, the front door must be centered within the façade which is under the porch, within the entry opening.

Commissioner Claeysens seconded the motion. All Commissioners voted in favor of the motion.

The Commission discussed that many drawings submitted for review are missing components of buildings and that it is important to clarify that drawings may be missing actual architectural components of the building.

4. PUBLIC HEARING: PZ-17-0339

Applicant/Owner: Kirk Ermisch, Ermisch Enterprises LLC

Address: 502 NW Arizona Avenue

Request: Applicant is seeking approval to modify the previous Bend Landmarks Commission approval (PZ-15-1009) for a new, three story, mixed use or combination retail, office and residential building on the subject property. The modification request includes the elimination of the third story, an increase in the height of the second floor and window and door changes to the façade.

A public hearing was held for PZ-17-0339. Commissioner Slaybaugh asked the applicants if they had heard the preliminary statement read at the beginning of the meeting and the applicants confirmed that they had. Commissioner Slaybaugh then asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-17-0339. No Commissioners had any biases or conflicts of interest to disclose. Commissioner Slaybaugh asked if there were any challenges from the audience. Hearing none, staff, Heidi Kennedy, presented a brief staff report. Commissioners asked questions of staff. Commissioner Slaybaugh asked the applicant to come forward to discuss project next. Jenney Anderson and Ms. Ermisch representing the owner, Kirk

Ermisch, provided testimony. Commissioners asked several questions of Ms. Anderson. Commissioner Slaybaugh closed the hearing after all final comments from the applicant's representatives and staff. The hearing was closed and the Commissioners deliberated on the application request. Commissioner Offutt made the following motion to approve project:

FINAL DECISION: The Bend Landmarks approves the building footprint main level floor plan as submitted with the following conditions:

Conditions of Approval:

1. The applicant shall resubmit all exterior elevations to define exterior façade detailing, veneers, materials, window locations, etc. for landmarks review and approval. The revised elevations shall be administratively reviewed approved by a combination of two (2) commissioners and staff.
2. The applicant shall submit a standards details checklist to the Planning Division for review and approval with submittal of all building permit(s) required by the Building Division for the proposed new building.
3. All introduced landscaping shall be maintained in order to meet the clear vision standards at the intersection corner of Lava Street and Arizona Avenue and the clear vision corner in the intersection of the alley and Lava Street.

Commissioner Olson seconded the motion. All Commissioners voted in favor of the motion.

5. PUBLIC HEARING: PZ-17-0354

Applicant/Owner: Thomas M Fenstermacher

Address: 527 Congress

Request: The applicant is seeking approval to alter the rear façade of the dwelling as part of a kitchen remodel. The proposed remodel includes a minor addition and window and door changes to the rear of the façade.

A public hearing was held for PZ-17-0354. Commissioner Slaybaugh asked the applicant was present at the beginning of the meeting and would agree to having the Chair not read again the preliminary statement. The applicant agreed to not having the preliminary statement re-read. Commissioner Slaybaugh then asked Commissioners if they had any prehearing contacts, biases, conflicts of interest to disclose regarding the public hearing application PZ-17-0354. None were declared with the exception that Commissioner Slaybaugh acknowledged working with the applicant doing some design work with 4th graders at Miller Elementary school. However, Commissioner Slaybaugh acknowledged that this would not impact her ability to hear and make a decision on this application. Commissioner Olsen acknowledged driving by the property. Commissioner asked for the staff report. Ms. Kennedy presented a brief staff report. The applicant Mr. Tom Carson provided testimony in support of the proposal. Commissioners had questions of the applicant. No additional testimony was taken from the audience. The hearing was closed at approximately 8:20 and the Commissioners deliberated on the application request.

Commissioner Claeysens made the following motion:

FINAL DECISION: The Bend Landmarks Commission approves the proposed modifications with the following conditions and one recommendation:

Conditions of approval:

#1. The applicant shall submit a standards details checklist to the Planning Division for review and approval with submittal of any building permit(s) for the proposed building changes required by the Building Division and prior to any exterior remodeling.

#2. All existing mature landscaping on site shall be preserved and maintained during all construction activities.

#3. Brick molding shall not be added to the framing of the new sliding, divided light glass doors.

Recommendation:

#4. The Bend Landmarks Commission recommends the applicants consider as part of this remodel project removing the steel post in the front entry (east elevation) and replacing the steel post with what was what was original or with a wood and brick post.

Commissioner Slaybaugh seconded the motion. All Commissioners voted in favor of the motion.

- 6. Approval of April Minutes.** Commissioner Claeysens made a motion to approve the May minutes as submitted. Commissioner Olsen seconded the motion. All present approved the motion with the exception of Commissioner Offutt who abstained.

7. COMMUNICATIONS: Updates from Staff on the following topic

- CLG Grant work

Ms. Kennedy updated everyone on how the CLG Grant progress.

Commissioner Claeysens mentioned Louis Palmer who is working on tree city designation proposal may attend the July meeting.

Commission Olsen mentioned the County wants to move the County courthouse building to the site of the Deschutes Historical Museum. More information will be provided later. July 15th is the Pioneer Association picnic.

- 7.** Commissioner Claeysens made a motion to adjourn the meeting at 8:36 P.M. Commissioner Offutt seconded the motion. The meeting was adjourned at 8:36.